



R05-15-A-083

December 18, 2014

Environmental Management Support, Inc.  
Attn: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Ms. Findeis Cromwell:

Lake County, Ohio is submitting the attached application for a Community-Wide Brownfield Assessment Grant for in the amount of \$400,000. Lake County is a county with a rich industrial history and many positive attributes, while at the same time facing extraordinary socio-economic challenges. We have the strategic foundation to put the plan into action, a highly capable team, and a track record of leveraging successful brownfield projects. With EPA's support, we will further our plan to revitalize the communities of Painesville, Fairport Harbor, Eastlake, and Willowick, and address the county's challenges by facilitating new investment.

With its location on the Lake Erie shore and along railroad lines that run between the East Coast and the metropolitan areas of Cleveland and Chicago, Lake County was a bustling industrial community throughout much of the early and mid-1900s. Over 500 gasoline stations, auto repair facilities, machine shops, manufacturing plants, and underground storage tank sites are located in the County. Many of these facilities are no longer operating and need to be assessed before they can be redeveloped. With only 227 square miles of land area and being Ohio's smallest county in geographic size, we know that the County cannot afford the wasted land area that these brownfields occupy. Many of these brownfields are located in the communities of Painesville, Fairport Harbor, Eastlake, and Willowick, which the County has identified as the targeted communities for this grant project.

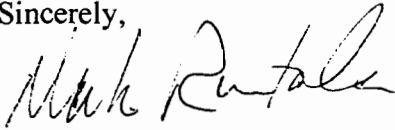
Lake County is using the Comprehensive Plans from the mentioned communities to guide their brownfields redevelopment approach. The Comprehensive Plan objectives echo community needs identified by residents during numerous outreach sessions: improve land use management; upgrade and/or provide necessary infrastructure; promote commercial and industrial redevelopment in ways that provide a fiscal benefit; enhance and expand green space and revitalize neighborhoods.

Lake County has a plan to address brownfield issues, and we are tackling the environmental legacy of our industrial history in order to continue revitalizing our neighborhoods to the benefit of our residents and businesses. The County's economic development team and our partners have repeatedly demonstrated our ability to leverage and manage successful brownfield redevelopment projects. The Brownfield Assessment Grant will provide a powerful tool to offset the technical, financial, and timing challenges that often cause businesses and developers to overlook the brownfields properties in favor of sprawl.

- a. Applicant Identification: Lake County  
105 Main Street  
Painesville, Ohio 44077
- b. Dun and Bradstreet (DUNS): 830184698
- c. Funding Requested:

- (i) Grant type: Assessment
- (ii) Amount: \$400,000
- (iii) Contamination: Hazardous substances (\$200,000) and Petroleum (\$200,000)
- (iv) Community-wide
- d. Location: Lake County, Ohio
- e. Not Applicable - Not a site-specific proposal
- f. Contacts:
  - (i) and (ii) **Project Director and Chief Executive:**  
Mr. Mark Rantala, Executive Director  
Lake County Ohio Port and Economic Development Authority  
One Victoria Place, Suite 265A Painesville, Ohio 44077  
Phone: (440) 357-2290, email: [mrantala@lcport.org](mailto:mrantala@lcport.org)
- g. Project Period: Three years
- h. Population: 230,041 (*U.S. Census Bureau 2010*)
- i. Other Factors: Attached

Sincerely,



Mark Rantala  
Executive Director  
Lake County Ohio Port and Economic Development Authority

cc: Mr. Brad Bradley, EPA Region 5, 77 West Jackson Boulevard, Mail Code SM-7J, Chicago, IL  
60604-3507

## RANKING CRITERIA FOR ASSESSMENT GRANTS

### 1. Community Need

#### 1.a. Targeted Community and Brownfields

1.a.i With its location on the Lake Erie shore and along railroad lines that run between the East Coast and the metropolitan areas of Cleveland and Chicago, Lake County (the County) was a bustling industrial community throughout much of the early and mid-1900s. The County became home to a variety of facilities including machine shops, lumber yards, metal parts manufacturers, rubber products companies, and concrete plants among others. The twenty-first century brought tough economic times to the County as manufacturers closed their doors, leaving residents without the factories that supported their livelihood and with large, vacant brownfields instead. With only 227 square miles of land area and being Ohio's smallest county in geographic size, the County cannot afford the wasted land area that these brownfields occupy. Many of these brownfields are located in the communities of Painesville, Fairport Harbor, Eastlake, and Willowick, which the County has identified as the targeted communities for this grant project. While the County will consider properties throughout the County for the use of the grant funds, these communities were chosen as the target communities because they are home to a large number of the County's brownfields located near impoverished, underserved neighborhoods.

The Lake County Ohio Port and Economic Development Authority (the Port Authority) is using the Comprehensive Plans from the target communities to guide their brownfields redevelopment approach. The Comprehensive Plan objectives echo community needs identified by residents during numerous outreach sessions: improve land use management; upgrade and/or provide necessary infrastructure; promote commercial and industrial redevelopment in ways that provide a fiscal benefit; enhance and expand green space and revitalize neighborhoods.

1.a.ii. Statistics comparing the target communities and the County, to State, and National figures are presented below.

Communities	Population <sup>1</sup>	Unemployment <sup>2</sup>	Poverty Rate <sup>2</sup>	Minority% <sup>2</sup>	Median Household Income <sup>2</sup>
Census Tract 2002 (located in Willowick)	2,697	10.6%	8.8%	5.6%	\$46,794
Census Tract 2003 (located in Willowick)	3,014	4.4%	5.6%	1.3%	\$44,345
Census Tract 2021 (located in Eastlake)	2,373	4.6%	14.1%	3.9%	\$42,356
Census Tract 2040 (located in Fairport Harbor)	3,109	10.5%	21.6%	0.7%	\$40,523
Census Tract 2043.02 (located in Painesville)	6,579	3.5%	22.8%	22.3%	\$39,904
Census Tract 2066 (located in Eastlake)	4,679	5.8%	8.5%	4.3%	\$51,881
City of Fairport Harbor	3,109	10.5%	21.6%	0.7%	\$40,523
City of Painesville	19,563	7.3%	25.6%	25.6%	\$35,536
City of Eastlake	18,577	5.2%	7.3%	4.1%	\$52,441
City of Willowick	14,171	6.4%	8.4%	4.2%	\$47,071
Lake County	230,041	5.2%	9.2%	7.1%	\$56,018
Ohio	11,536,504	6.4%	15.8%	17.1%	\$48,308
United States	308,745,538	6.2%	15.4%	26.0%	\$53,046
Communities	Children <sup>3</sup>	Seniors <sup>4</sup>	Women Child-bearing age <sup>5</sup>		
Census Tract 2002 (located in Willowick)	22.7%	15.4%	35.0%		
Census Tract 2003 (located in Willowick)	21.5%	23.8%	29.6%		
Census Tract 2021	18.5%	11.2%	31.3%		

(located in Eastlake)			
Census Tract 2040 (located in Fairport Harbor)	19.7%	15.1%	38.9%
Census Tract 2043.02 (located in Painesville)	26.4%	8.8%	46.9%
Census Tract 2066 (located in Eastlake)	19.5%	15.1%	38.6%
City of Fairport Harbor	19.7%	15.1%	38.9%
City of Painesville	27.0%	9.3%	45.3%
City of Eastlake	19.7%	16.5%	33.5%
City of Willowick	20.7%	19.4%	32.8%
Lake County	21.2%	16.5%	34.2%
Ohio	23.3%	14.4%	37.7%
United States	25.7%	13.4%	39.5%

<sup>1</sup>Data from 2010 U.S. Census and is available at [www.census.gov](http://www.census.gov)

<sup>2</sup>Data from 2009-2013 American Community Survey and is available at [factfinder.census.gov](http://factfinder.census.gov)

<sup>3</sup>Data from 2009-2013 American Community Survey, population under age 18

<sup>4</sup>Data from 2009-2013 American Community Survey, population age 65 and over

<sup>5</sup>Data from 2009-2013 American Community Survey, female population age 15 to 44

1.a.iii. The Port Authority identified three health and welfare concerns related to brownfields: 1) the concentration of brownfields located near low-income or impoverished neighborhoods; 2) the number of brownfields near sensitive populations (neighborhoods with a high percentage of children, pregnant women, or elderly); and 3) the number of brownfields that may contribute non-point source pollution to the Chagrin River and the Grand River that flow through the targeted communities. The Port Authority already compiled an inventory of over 20 brownfield sites that are vacant or underutilized and need to be redeveloped. In preparation for this grant application, the Port Authority completed an assessment of historical and current property use through a review of historical maps, interviews with community members, and site reconnaissance. The Port Authority identified over 100 more potential brownfields (auto repair shops, machine shops, dry cleaners, manufacturing plants, junkyards, gas stations, bulk oil facilities) through this assessment. According to the Ohio Bureau of Underground Storage Tanks Regulations (BUSTR), over 600 leaking UST sites exist within the County.

The Port Authority has identified priority brownfields within the targeted communities, listed in the following table, on which it will focus Assessment Grant funds. The sites were identified based on known or suspected contamination, proximity to sensitive populations, and high redevelopment opportunity.

<b>Brownfield Site</b> (Size and proximity to sensitive populations)	<b>Historic Use(s) / Possible or Known Contaminants / Current Condition</b>	<b>Potential Exposure Pathways and Health Effects<sup>1</sup></b>
<b>Former Core Systems</b> Approx. 102,000 ft <sup>2</sup> building on 11.1 acres in Painesville (census tract 2043.02), adjacent to minority neighborhood (22%) with large population of children (26%).	Injection molding manufacturing, use of solvents, adhesives, paints / VOCs, PAHs, and metals / vacant since early 2013	Physical hazards (vacant structure), inhalation (VOCs) and direct contact (PAHs and metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
<b>Lake Photo Site</b> Approx. 10,000 ft <sup>2</sup> on 1 acre in Painesville (census tract 2043.02), adjacent to minority neighborhood (22%) with large population of children (26%) and large population of women of child-bearing age (47%).	Former printing, manufacturing facility, and machine shop / VOCs, PAHs, metals/ asbestos and lead-based paint / vacant for last 10 years, blighted structure	Physical hazards (vacant, blighted structures), inhalation (VOCs, asbestos, lead dust) and direct contact (PAHs and metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer

<b>Brownfield Site</b> (Size and proximity to sensitive populations)	<b>Historic Use(s) / Possible or Known Contaminants / Current Condition</b>	<b>Potential Exposure Pathways and Health Effects<sup>1</sup></b>
<b>Vacant Commercial along Vine &amp; Lakeshore</b> Approx. 30,000 ft <sup>2</sup> total from 10 vacant commercial buildings and one, 140,000 ft <sup>2</sup> vacant commercial building located along Lakeshore and Vine Streets in Willowick and Eastlake located in neighborhood with high population of seniors (census tract 2003, 23.8%) and high unemployment (census tract 2002, 10.6%).	Former uses include restaurants, retail, auto service, dry cleaners/ VOCs, chlorinated solvents, PAHs, metals, asbestos, lead/ vacant	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
<b>33205 Curtis Boulevard</b> Approx. 60,000 ft <sup>2</sup> on 2 acres in Eastlake (census tract 2021) located in neighborhood with poverty rate (14.1%, higher than the County and City of Eastlake).	Formerly used for retail, machine shop, light industrial/ VOCs, chlorinated solvents, PAHs, metals, asbestos, lead/ vacant	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
<b>3<sup>rd</sup> and High Street Buildings</b> Approx. 38,000 ft <sup>2</sup> in five vacant/underutilized buildings in the heart of Fairport Harbor's downtown (census tract 2040), located in impoverished neighborhood (poverty rate 21.6%).	Former hardware stores, paint stores, potential dry cleaner/ VOCs, chlorinated solvents, PAHs, metals, asbestos, lead / primarily vacant	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
<b>DeNora Tech</b> Approx. 25,000 ft <sup>2</sup> vacant building on 4 acres near Fairport Harbor's downtown (census tract 2040), located in impoverished neighborhood (poverty rate 21.6%).	Former water systems manufacturer/ VOCs, chlorinated solvents, PAHs, PCBs, metals, asbestos, lead / vacant	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, PCBs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
<b>Abandoned Gasoline Stations</b> Located throughout County.	Gasoline sales and auto repair / chlorinated and petroleum solvents; benzene, toluene, ethylbenzene, xylenes (BTEX); PAHs, lead, metals, asbestos	Physical hazards (vacant structures), Inhalation (VOCs, asbestos, lead) and direct contact (PAHs and metals) / Respiratory disease, central nervous system damage, cancer

<sup>1</sup>Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs.

In addition to the real health threats described in the table above, the stigma associated with the brownfields threatens the vitality of the neighborhoods surrounding them. Many prospective purchasers or developers will ignore brownfields when searching for developable properties because of the perceived contamination. Additionally, new residents are unlikely to want to live in the neighborhoods surrounding the brownfields because of that same stigma. In this way, the stigma of brownfields impedes much-needed reinvestment in the surrounding neighborhoods.

Another environmental concern is the migration of contaminants from brownfields to the Chagrin River and the Grand River. The Chagrin River flows through Eastlake and discharges into Lake Erie and the Grand River flows through Painesville and Fairport Harbor and discharges into Lake Erie. Migration of contaminants through stormwater and and/or groundwater from the brownfields presents a threat to water quality, sediments, and aquatic life. Migration of contaminants to the rivers also presents an exposure risk to residents who use the waterways for fishing and recreation.

**1.a.iv.** The EPA AirData County Emissions Report for 2011 indicates that the large industrial plants in the County, area landfills, the FirstEnergy coal-fire power plant located in Eastlake, and vehicle traffic on Interstate Route 90 and State Route 2 have historically contributed millions of pounds of air pollutants. According to the U.S. EPA's Envirofacts, there are 14 facilities producing air emissions, 14 facilities that have reported toxic releases, and 9 large quantity generators of hazardous waste and 57 small quantity generators of hazardous waste located in the target communities. In addition, the active railroads that bisect the County contribute significant noise pollution. Now that many of the County's manufacturing plants are closed and have become brownfields, emissions may be lower, but residents living near these sources have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation, particulate ingestion, and vapor intrusion pathways. This represents an environmental justice concern for the County.

#### **1.b. Impacts on Targeted Communities**

Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor communities (Section 1.b). Based on the 2009 *National Health Interview Survey*, in the U.S., the percentage of obesity among lower income adults (30.7% for household income below \$35,000) are higher than that those of higher income (26.6%) (*Vital and Health Statistics, Series 10, Number 249, December 2010*). The National Center for Health Statistics report *Trends in Asthma Prevalence, Health Care Use, and Mortality in the United States, 2001-2010* (May 2012), indicates that the prevalence of asthma is higher for individuals with income below the poverty level (11.2%) than those living with incomes above the poverty level (8.7% for those 100% to less than 200% of the poverty level and 7.3% for those 200% or more of the poverty level). These obesity and asthma statistics demonstrate some of the health disparities between income levels.

The priority brownfields, located near or in residential neighborhoods, schools, and/or parks within the targeted communities, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Lung and bronchus cancer incidence rates (cases per 100,000 population per year) for the Fairport Harbor Census Tract 2040 ( $\geq 105.7$ ) exceed the rate for the remainder of the communities (17.7 to 84.9), Lake County (74.0), the state of Ohio (75.0), and the U.S. (63.9) (*all cancer data from Ohio Cancer Incidence Surveillance System – 2008*). According to the Center for Disease Control, Behavioral Risk Factor Surveillance System (2006), the estimated prevalence of children with reported asthma for Lake County is 14.9%, compared to 13.3% for the State and 9.3% for the nation. The report also indicates that asthma rates for adults earning less than \$25,000 range from 2 to 4 times the rates for those making \$25,000 or more. Asthma prevalence rates for the target communities are not available. The Ohio Department of Health (ODH) compiles data for incidence of chronic lower respiratory diseases, formerly known as chronic obstructive pulmonary disease (COPD). According to ODH published data for 2011, chronic lower respiratory diseases death rate was 46.8. This exceeds the rate for the U.S. (44.7). Chronic lower respiratory disease death rates are not available for the targeted communities. These numbers demonstrate 1) the breadth of health concerns across Lake County's population and 2) a disproportionate impact from pollution to low-income residents in the County, especially in the targeted communities.

The cumulative impact of brownfields on sensitive populations is exacerbated by lack of nutritious food. More than 35% of the Willoughby-Eastlake School District (serves Eastlake and Willowick) students received free or reduced lunches in the 2011-2013 school year (*Ohio Department of Education*). In addition, census tract 2043.02 is located in a U.S. Department of Agriculture (USDA) food desert – a low-vehicle access area where a significant number of residents live more than 20 miles from a supermarket.

#### **1.c. Financial Need**

**1.c.i** Lake County's economic success has long been tied to a manufacturing base that has slowly crumbled, triggering a loss of employment opportunities and money available for investment in the community. The County and its municipalities are facing ever-tightening budgets as property values decline and local income tax revenues plummet. The County needs additional funding to begin assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of these sites will spur economic growth, provide impoverished residents with much needed employment opportunities, and increase the County's property base and its' municipalities income tax bases.

The Port Authority's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting the County's impoverished residents. The poverty rates in the targeted communities of Fairport Harbor (21.6%) and Painesville (25.6%) are higher than those of Ohio (15.8%) and the U.S. (15.4%). Each of the targeted communities have been hit by job losses. In 2013, Core Systems, located in Painesville, and one of the priority brownfields, shut down resulting in a loss of over 300 jobs. In 2014, the City of Eastlake had to cut 15 jobs when voters



voted down a tax increase. Additionally, FirstEnergy is scheduled to close their coal-fired power plant in Eastlake in 2015. This power plant closure will result in a loss of 65 jobs. In 2012, Lakeland Community College closed its Lakeland West campus in Willowick, resulting in a loss of 12 jobs. DeNora Systems, one of the priority brownfields in Fairport Harbor moved in 2012, taking 80 jobs with it.

Additionally, the four targeted communities and the County have experienced a reduction of their Ohio Local Government Fund contributions from the State of 44 to 45% from 2009 to 2013. The County has experienced a loss in property tax revenues of 7% from 2009 to 2013. The targeted community of Fairport Harbor has experienced an income tax revenue decrease of 7%.

1.c.ii As manufacturers and support businesses closed, residents in the neighborhoods of the targeted communities lost their jobs. Many of these workers lived in the surrounding low-income neighborhoods and without personal vehicles were dependent on jobs where they could walk, bike, or use local public transportation to get to work. In census tract 2043.02 in Painesville where the Core Systems brownfield site is located, up to 18.5% of households have no personal vehicle (2009-2013 American Community Survey 5-Year Estimates). This rate is well above those for the State (9.1%) and the U.S. (8.3%). As factories and supporting businesses shut their doors, vacant, dilapidated sites multiplied. With the lost income, workers in the surrounding neighborhoods lost their homes, and vacant housing added to the blight. In census tract 2040 in Fairport Harbor where the DeNora Tech brownfield site is located, up to 9.7% of the housing units are vacant, which is higher than the rate for the County (7.1%). These vacant properties are magnets for vandalism, theft, and drug activity, putting a strain on the targeted communities fire and police forces and compromising the safety of neighborhoods.

## **2. Project Description and Feasibility of Success**

### **2.a. Project Description**

2.a.i The Port Authority will use the goals of the targeted communities' Comprehensive Plans to lay the framework for the Assessment Grant project. The Port Authority will also use the successful community engagement strategy that the target communities used when developing their plans to implement the Assessment Grant. The Port Authority plans to redevelop the former Core Systems, the Curtiss Boulevard, and the DeNora Tech priority brownfields into light industrial developments that will create employment opportunities for the target communities. The Port Authority plans to redevelop the vacant and underutilized brownfields along Lakeshore Boulevard and Vine Street in the target communities of Eastlake and Willowick into a bike and pedestrian friendly mixed retail and dining corridor. A portion of Vine Street has already undergone redevelopment that has created a mixed use dining, entertainment, and retail area, anchored by Eastlake Classic Park ballpark, home to a minor league baseball team. The Port Authority plans to link the redeveloped brownfields to this area. The vacant and underutilized downtown buildings in Fairport Harbor will be redeveloped into mixed use with retail shops and dining venues on the first floors and residential apartments on the upper floors. These redevelopment plans correspond with the Livability Principles of increasing economic competitiveness, supporting existing communities, leveraging federal investment, valuing communities and neighborhoods, and promoting transportation choices.

After a site is deemed eligible by the EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527) and, where appropriate, the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP). The environmental consultant will design a Phase II ESA conforming with ASTM Standard E1903-97 and, where appropriate, the Ohio VAP/ BUSTR Corrective Action Program rules to investigate areas of potential environmental impact. Site Assessment procedures will be instituted to ensure that the community is protected from contaminants during assessment work. Upon receipt of assessment results, the environmental consultant will work with the County, the potential developer, and community partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the site. As appropriate, contaminated sites will be entered into the Ohio Voluntary Action Program (VAP), or Bureau of Underground Storage Tank Regulations (BUSTR) Program. The results of assessments will be disseminated to the community through public meetings and notification of community organizations (Sections 3.a and 3.c). If health threats are identified, the Ohio Environmental Protection Agency (OEPA) and the Lake County General Health District (LCGHD) will be notified (Section 3.b). If needed, the County will seek additional funding from local and state sources and/or the EPA (Section 2.c) for assessment activities and subsequent environmental response activities.

Assessment data will be used to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine appropriate mitigation/remediation strategies that are protective of human health

and the environment; and support redevelopment activities. These assessments will support commercial/industrial redevelopments in areas with existing infrastructure, creating local jobs and amenities.

The public will be notified of scheduled assessment activities. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled through the use of engineering controls and specialized work practices. Decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the County and/or a developer determine how to protect the community during redevelopment activities.

Program outputs and outcomes will be regularly entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database following Phase I and II ESAs, and subsequent remediation, and/or redevelopment activities.

**2.a.ii.** The Port Authority, supported by the Lake County Office of Planning and Community Development (LCPCD) and other County staff, and a qualified environmental consultant (the project team) will lead the community-oriented Assessment Grant project to support revitalization. The project team will begin by preparing an overall 36-month project timeline to ensure the project remains on schedule. The project team will meet monthly to ensure individual projects are progressing, the overall project schedule benchmarks are being met, and the grant project is completed within the three-year grant cycle. The Port Authority will be responsible for day-to-day grant operations including updating and maintaining the brownfields inventory; distributing information to the community; prioritizing sites for assessment; and tracking project progress. The Port Authority will be responsible for procuring all contractual services (e.g., environmental consultant), submittal of required reports to the EPA, and managing the brownfields information.

The Port Authority will adhere to the following timeline to ensure Assessment Grant funds are expended by the end of the 3-year cooperative agreement period. The County will host a project “kick-off” meeting with its community partners, including those that are on the project team and prepare a Work Plan within one month of receiving notification of the Assessment Grant award. Concurrently, the County will retain a qualified environmental consultant in compliance with applicable federal procurement regulations. The qualified environmental consultant will assist with grant management operations, perform the assessment work, and assist with required reporting. Priority brownfields in the targeted communities have already been identified (Section 1); therefore, assessments will begin within one month of retaining an environmental consultant.

Site access will be obtained as follows:

- For property transfers, a site access agreement will be required by the Port Authority from the current owner before assessment can begin.
- For tax foreclosures, the Port Authority will work with the Lake County Auditor’s Office to obtain site access.
- For lender foreclosures, the Port Authority will obtain an access agreement from the lender.
- For sites that present an imminent threat to public welfare or the environment, the Port Authority will work with the municipality where the site is located to use its nuisance abatement authority under the Ohio Revised Code, or work with Ohio EPA to obtain site access.

**2.a.iii.** The Port Authority selected the priority brownfields (Section 1.a.iii) because of their location within the targeted communities, their proximity to sensitive populations, and/or their condition. As the grant project progresses, other priority sites, as well as high-risk and developable sites identified by community members and community organizations (Sections 2.a, 3.a, and 3.c) will be integrated into the project. The Port Authority developed a prioritization ranking system to assist in selecting additional sites for assessment based on the following factors. **First**, sites where available information suggests an imminent threat to public welfare or the environment exists. **Second**, high-opportunity brownfields (Section 1) that will help the targeted communities achieve the goals and objectives of their respective Comprehensive Plans. **Third**, brownfields that receive interest for redevelopment or are identified as high community priorities during implementation of the Grant.

## **2.b. Task Description and Budget Table**

**Task 1 - Programmatic Costs:** The Port Authority will provide in-kind, labor resources and supplies associated with programmatic costs, including documenting the brownfields site selection process, coordinating and conducting operational meetings, preparing quarterly and final reports, and other activities associated with grant functions. The in-kind effort will be focused on implementing programmatic activities, equaling an in-kind contribution of up to \$7,500 (150



hours at \$50/hour). Additional labor costs (beyond the in-kind contribution) of \$4,000 for each grant is included for programmatic activities. The programmatic costs of \$5,000 for each grant include \$1,000 for travel to send one staff person to one U.S. EPA Brownfields Conference and one other brownfields training opportunity. Outcomes include continuing staff training and improved brownfields knowledge and outputs include quarterly reports, ACRES property profiles, and final report.

**Task 2 - Community & Stakeholder Outreach:** Community outreach costs of \$6,000 (each grant) are included. This includes contractual costs of \$4,000 for coordinating/conducting community involvement and outreach meetings as well as \$2,000 in personnel costs. Effort beyond \$6,000 (each grant) will be provided in-kind through additional labor and expenses (i.e. travel and supplies) needed to conduct environmental outreach meetings, draft press releases, update County websites as new information is generated, and other activities to complete the community outreach programs. Outputs include at least three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

**Task 3 - Site Assessment:** Over 80% of the site assessment task budget will be used to conduct Phase II ESAs. Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards and practices) and, when appropriate, the Ohio VAP and/or BUSTR. The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether VAP/BUSTR compliance is required. The County estimates Phase I ESAs will cost \$3,000 to \$7,000, VAP Phase I Property Assessments will cost \$7,000 to \$10,000, and Phase II ESAs will cost \$20,000 to \$60,000. The budget includes contractual costs of \$175,000 (each grant), based on seven Phase I ESAs at an average cost of \$5,000 (\$35,000 total) and five Phase II ESAs at an average cost of \$28,000 (\$140,000 total). Outputs will also include the project QAPP and HASP.

**Task 4 - Cleanup and Reuse Planning:** The Port Authority will conduct cleanup/redevelopment planning in accordance with OEPA or BUSTR programs where redevelopment is imminent. This may include preparation of cleanup plans, assessment of cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$14,000 for each grant, based on completing cleanup and reuse plans for two project sites at \$7,000 each.

Hazardous Substances Assessment Grant					
Budget Categories	Task 1: Programmatic Costs	Task 2: Community & Stakeholder Outreach	Task 3: Phase I&II Assessments	Task 4: Cleanup and Reuse Planning	Total
Personnel	\$4,000	\$2,000			\$6,000
Travel	\$1,000				\$1,000
Contractual		\$4,000	\$175,000	\$14,000	\$193,000
<b>Sub-Total</b>	<b>\$5,000</b>	<b>\$6,000</b>	<b>\$175,000</b>	<b>\$14,000</b>	<b>\$200,000</b>
Petroleum Assessment Grant					
Budget Categories	Task 1: Programmatic Costs	Task 2: Community & Stakeholder Outreach	Task 3: Phase I&II Assessments	Task 4: Cleanup and Reuse Planning	Total
Personnel	\$4,000	\$2,000			\$6,000
Travel	\$1,000				\$1,000
Contractual		\$4,000	\$175,000	\$14,000	\$193,000
<b>Sub-Total</b>	<b>\$5,000</b>	<b>\$6,000</b>	<b>\$175,000</b>	<b>\$14,000</b>	<b>\$200,000</b>
<b>TOTALS</b>	<b>\$10,000</b>	<b>\$12,000</b>	<b>\$350,000</b>	<b>\$28,000</b>	<b>\$400,000</b>

## 2.c Ability to Leverage

The following table identifies local resources that the Port Authority will access to support assessment and subsequent cleanup and redevelopment activities.

Source	Resources Leveraged/Role of Resources	Estimated/Anticipated Value	Likelihood
Port Authority	1) staff time for outreach and programmatic activities. 2) Meeting rooms, educational materials, equipment for outreach/workshop events. 3) General Fund for supplemental assessment or re-use planning 4) Site access support (clearing of brush and debris, building access, etc.) to support Phase I and Phase II ESAs.	<b>\$7,500</b> from Staff (150 hrs. at \$50/hr.) <b>\$5,000</b> (meeting venue/equipment/supplies costs of \$500 per event, for ten events) <b>\$5,000</b> (equipment/ supplies and staff costs (at \$50/hr.) to aid in site access support.	100%
Qualified Consultant	Assist with documentation/reporting including progress reports, Quality Assurance Project Plan, Health and Safety Plans, administrative meetings.	<b>\$10,000</b> (100 hrs. at \$100/hr.)	90% in-kind resources requested

The following funding sources may be used to supplement grant funds:

- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants
- Ohio Development Services Agency (ODSA) Tax Increment Financing (TIF): Funding for local governments to finance environmental remediation, demolition, and public infrastructure.
- OEPA Brownfield RLF: Loans for cleanup/remediation activities.
- ODSA Brownfield Program: Loans for assessment and cleanup activities. Grants available for cleanup planning.
- ODSA JobsOhio Revitalization Fund: Loans and grants for environmental remediation, demolition, building renovation, site preparation, and infrastructure.
- Tax Incentive Program: City provides an income tax rebate to businesses that hire 10 new employees.
- U.S. EPA Region 5 and/or OEPA Targeted Brownfield Assessment: Brownfields assessment activities at no cost to local governments.

In 2012, the Port Authority was awarded a \$1.2 million grant from the Ohio Department of Development (now ODSA) to assess, clean up, and redevelop the former Coe Manufacturing site in Painesville. The Coe Manufacturing Company was a machinery manufacturer that began operations at the Painesville site in 1852 and ceased operations in 2009. The Port Authority partnered with the City of Painesville to get the site assessed, cleaned up, and put back into productive use. The Port Authority expects to have the cleanup completed and a No Further Action (NFA) letter from OEPA in mid-2015. Cleanup has already been completed on a portion of the site, putting 80,000 square feet of the 250,000 square-foot facility back into productive use and creating 10 new jobs.

## 3) Community Engagement and Partnerships

### 3.a. Plan for Involving Target Community & Other Stakeholders and Communicating Project Progress:

#### 3.a.i. Community Involvement Plan

Lake County established a culture of community involvement during the implementation of other grants the County was awarded. Public meetings, focus groups, surveys, and interviews with residents were held to obtain community input on the grant implementation. Additionally, each targeted community has fostered a culture of community with the development of their Comprehensive Plans. In 2005, the Painesville convened a group of business and community leaders to spearhead a community-wide effort to create a targeted approach to smart growth and creation of a truly livable community. Public meetings, online and paper surveys, interviews with residents, and discussion forums were held; more than 500 residents contributed to shaping Painesville's vision for the future. Fairport Harbor, with assistance from the Ohio Department of Natural Resources (ODNR), the Lake County Planning Commission, and a citizen advisory group prepared the Village's Comprehensive Plan in 2002. The citizen advisory group was comprised of volunteer residents that responded to the Village's request for public input. In 2002, Willowick began the visioning process to

prepare the City's Master Plan. Public notices were issued and a community design workshop was held to gather input from community members. In 2003, Willowick hosted three town hall meetings to gather extended community input on the designs from the workshop, revise the designs, and adopt the Master Plan. Between 250 and 400 community members attended the town hall meetings. Eastlake formed its Eastlake Economic and Community Development Council (ECDC) in 2005. The ECDC was comprised of members of the city council, the city administration, the business community, and residents. The ECDC served as the steering committee for the development of Eastlake's Comprehensive Plan and held monthly public meetings throughout the plan development process to solicit community members' input. The Port Authority will partner with Fairport Harbor, Painesville, Eastlake, and Willowick and use these successful strategies to involve the community throughout the Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, 2) "kick-off" meeting and initial outreach, 3) on-going education and communication. If the County learns of specific language or disability needs throughout any community involvement activities, it will provide the required support. Lake County's residents rely on newspapers, radio stations, and the municipalities' and County's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the County's local paper, *The News-Herald*. The Port Authority will also place advertisements on local radio stations (WQGR 93.7 FM and WINT 1330 AM) and the local public access television stations, to reach residents at every educational level and those without internet service.
- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organizations will publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and EPA Brownfield Program information on the Port Authority's website, LinkedIn, and Facebook page and on the County's website.

Secondly, the Port Authority will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. city/village hall, County administration building, or library) to acquaint the targeted communities, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. Because two of the targeted communities are located in the west portion of the County (Eastlake and Willowick) and two are located in the east portion of the County (Fairport Harbor and Painesville), the Port Authority anticipates that they will have kick-off meetings in both the east and west portions of the County. The Port Authority will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the Port Authority's website, LinkedIn, and Facebook page and the County's website.

Thirdly, the Port Authority will continue education and outreach activities, including:

- Developing and hosting a brownfield workshop within the first year of the grant program, in coordination with supporting County and City/Village Departments and community partners. The OEPA, BUSTR, and EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the County's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.
- Providing regular updates on program progress through the Port Authority's website, LinkedIn, and Facebook page and the County's website. Additionally, the Port Authority will continue to issue press releases about the grant project to local newspapers and community organizations.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the Port Authority as necessary, and/or County project team representatives will attend partner organization meetings. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented.

### **3.a.ii. Communicating Progress**

The Port Authority will post regular updates on program progress on their website, LinkedIn, and Facebook page and on the County's website. Additionally, the Port Authority will continue to issue press releases about the grant project to local newspapers and community organizations.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The Port Authority and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Lake County General Health District (LCGHD) will become

a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the Port Authority will provide a final report to the community summarizing project outputs and outcomes.

### **3.b. Partnerships with Government Agencies**

**3.b.i** The Port Authority will rely on long-established relationships with local and state partners to ensure success of the project. Locally, the Port Authority will partner with the governments of Fairport Harbor, Painesville, Eastlake, and Willowick, and the Lake County General Health District (LCGHD). The LCGHD public health nuisance complaint program and environmental health administration relate to the County's Brownfield program. The LCGHD has been actively involved in education/notification, testing, and monitoring related to asbestos, lead poisoning, and groundwater protection. The LCGHD is also involved in ambient air monitoring in Lake County. The LCGHD is the local agency that governs the removal, handling, and disposal of asbestos as it relates to renovation and demolition of buildings. The expertise and experience of the LCGHD will be called upon to help assess off-site health threats posed by contamination; identify toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield is confirmed.

The Port Authority has established relationships with the Ohio Department of Transportation (ODOT) and the Ohio Development Services Agency (ODSA), OEPA, and BUSTR. The Port Authority will also work closely with the OEPA and BUSTR to help ensure appropriate assessment and cleanup activities are conducted at brownfields. This project will be conducted in compliance with OEPA and BUSTR guidance documents and Ohio's Voluntary Action Program and/or BUSTR's Corrective Action Program. The Port Authority will work with OEPA and/or BUSTR staff for resolution of regulatory or procedural issues, interpretation of rules and guidance documents, and technical guidance.

When contamination is discovered on brownfields, the cleanup criteria established under the Ohio VAP will be used to identify and address on-site health and environmental threats posed by contamination. If contamination discovered through assessment has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the OEPA will be notified and brought in as a project partner with the Port Authority and LCGHD.

**3.b.ii** The Port Authority will also be supported by the Lake County Planning and Community Development (LCPCD), the Lake County Engineer's Office, and the targeted communities engineering, planning, and zoning departments to ensure that sustainable and equitable development goals are met. The LCPCD and the community planning and zoning departments will support the County's brownfield program by providing guidance to optimize existing infrastructure and identify appropriate re-use of sites in relation to the surrounding neighborhoods. The Engineer's Office and the community engineering departments will offer guidance on stormwater pollution prevention measures such as bioswales and rooftop rain gardens during redevelopment planning and will review stormwater pollution prevention plans at sites where grading or construction occurs.

**3.c. Partnerships with Community Organizations:** The Port Authority identified the following organizations as project partners.

#### **3.c.i. Community Organization Description and Role**

**Lake & Geauga Area Association of Realtors (LGAAR)**, a non-profit trade organization, is the seventh largest local Realtor association in the State of Ohio and represents more than 900 Realtor and Affiliate members in the real estate profession. The LGAAR's mission is to strengthen and enhance the members' freedom and ability to conduct their individual businesses successfully with integrity and competency; and through collective action to promote the extension and preservation of the right to own, transfer and use real property. The LGAAR will disseminate information about the assessment grant project to businesses and potential developers and will market assessed properties to new and expanding businesses.

**Willoughby Western Lake County Chamber of Commerce** is a non-profit business organization that represents over 500 businesses and professionals in western Lake County (including Eastlake and Willowick). Its mission is to promote and support businesses while enhancing responsible economic vitality within western Lake County. It will help market assessed properties to its growing business members and entrepreneurs and will use weekly luncheons and its newsletter to disseminate assessment grant project information to its members.

**Painesville Area Chamber of Commerce** is a business organization that represents over 420 businesses and professionals in the Painesville area (including Fairport Harbor). It will help match its growing business members and entrepreneurs with redevelopment opportunities in Painesville and will disseminate assessment grant project information to its members.

**Ohio State University Lake County Extension (OSU Lake County Extension)** offers programs in youth development, agriculture and natural resources, community development, family and consumer sciences, horticulture, and nutrition. OSU Lake County Extension will support the Assessment Grant by providing advice, education and research support as well as expertise on the re-use of site materials and landscaping to retain the natural habitat of the region and enhance sustainability.

### 3.c.ii. Letters of Commitment

The organizations' letters of support are included in Attachment C.

## 4.0 Project Benefits

**4.a. Health and/or Welfare and Environment:** The specific health and/or welfare and environment benefits associated with the priority brownfields in the targeted communities are summarized below.

### 4.a.i. Health and/or Welfare Benefits

Brownfield Site	Health and/or Welfare Benefits
<b>Former Core Systems</b>	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Assessing this property will aid putting this large underutilized facility back into productive use.
<b>Lake Photo Site</b>	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Assessing this property is the first step in eliminating this vacant facility and a safety concern for the nearby neighborhood with a large population of children.
<b>Vacant Commercial along Vine &amp; Lakeshore</b>	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and structures can either be renovated or demolished. Assessing this these vacant and underutilized properties will is the first step in eliminating a health hazard for the surrounding neighborhood's sensitive population (seniors).
<b>33205 Curtis Boulevard</b>	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents in this impoverished neighborhood, and 2) direct contact exposures. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and structures can either be renovated or demolished.
<b>3<sup>rd</sup> and High Street Buildings</b>	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) direct contact exposures, and 2) vapor intrusion on-site and off-site vapor migration concerns for residents in the surrounding impoverished neighborhood. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and blighted structures can be demolished, increasing safety.
<b>DeNora Tech</b>	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) direct contact exposures, and 2) vapor intrusion on-site and off-site vapor migration concerns for residents in the surrounding impoverished neighborhood.



Brownfield Site	Health and/or Welfare Benefits
<b>Abandoned Gasoline Stations</b>	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) direct contact, and 2) vapor intrusion on-site and off-site vapor migration concerns for nearby residential neighborhoods. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and blighted structures can be demolished, increasing safety.

The priority sites are located in the targeted communities; therefore, reductions in health and welfare threats will be directly beneficial to the disproportionately affected, underprivileged residents, helping to address the environmental justice issues these brownfields present. Cleanup and redevelopment of these sites will greatly reduce current threats to citizens living, working, and playing in those areas. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. The redevelopment outcomes of this project coincide with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods.

#### **4.a.ii. Environmental Benefits**

The redevelopment of priority brownfields will also lead to mitigation of nonpoint pollution sources and illicit discharges to surface waters, improving water and sediment quality in the Chagrin River and the Grand River. This will result in reduction in contaminants, improving aquatic life and allowing for additional fishing and recreational opportunities.

#### **4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

**4.b.i.** Sustainable development principles including strategic land use planning, where land use is matched to existing infrastructure, and natural resources and greenspace are preserved, are woven into the Comprehensive Plans of the target communities. The current financial condition of the targeted communities makes it nearly impossible to capitalize new infrastructure; therefore, the Port Authority has decided that grant funds and other redevelopment incentives will only be provided to projects located on sites where infrastructure necessary to support the project already exists or can be upgraded at a reasonable cost. By incentivizing brownfields redevelopment in this manner, the Port Authority will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The Port Authority also will use Assessment Grant funds and other brownfield incentives as “carrots” to encourage the incorporation of sustainable and “green” redevelopment components, such as innovative stormwater management techniques (rain gardens, bioswales, etc.), use of low-volatility building materials, and installation of energy efficient heating/cooling and lighting systems.

Lake County has put policies and practices in place to require/encourage sustainable and “green” practices. Riparian setbacks are required in subdivisions in the townships to limit impact to streams. The Lake County Commissioners have also passed Soil Erosion Rules, which are administered by the Lake County Soil and Water Conservation District (SWCD). The rules apply to the townships, but the SWCD has entered into agreements with the municipalities to administer similar rules in those communities. Lake County has also created the Lake County Stormwater Management department to administer stormwater requirements in the townships and the municipalities that have entered into agreements with the County. The Stormwater Management Program is funded by a levy on property taxes based on the amount of impervious surface on non-residential parcels and a straight fee for residential parcels.

The Port Authority will encourage/require the use of green site investigation methods during brownfields assessment, and green remediation and construction methods during brownfields cleanup and redevelopment. These methods may include in-situ data loggers, direct-push drilling, solar powered equipment and charging systems, idling reduction plans for equipment and diesel vehicle retrofit technologies. If demolition is necessary, the Port Authority will strongly encourage deconstruction practices rather than traditional demolition of buildings and recycling/reuse of demolition debris. The Port Authority will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable development approaches will help Lake County and its municipalities reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment.

**4.b.ii.** The Port Authority’s successful brownfield assessment and cleanup project at the former Coe Manufacturing site became a reality as a direct result of a \$1.2 million grant from the ODSA. The Coe Manufacturing site is located in a low-income neighborhood in the target community of Painesville. While the redevelopment of this site is not yet complete,



approximately 1/3 of the site has been put back into productive use, creating 10 new jobs. The cleanup and redevelopment of this site, complements the Livability Principles of supporting existing communities, valuing communities and neighborhoods, and increasing economic competitiveness.

#### **4.c. Economic and Community Benefits:**

**4.c.i.** Each successful redevelopment will have the following positive economic impacts:

- Redevelopment of the abandoned commercial and industrial sites located within the target communities will reduce the negative impact on home values, boost tax revenues, and reduce the financial strain on the protective forces (police and fire) of the target communities caused by the need for increased monitoring of these facilities.
- Redevelopment will provide opportunities for high-tech businesses that will bring high-paying jobs. These jobs, along with entertainment venues and educational institutions, will recruit young professionals to work and live in Lake County.
- With new job opportunities, Lake County's residents will once again be able to support their families and invest in their communities, improving living conditions in struggling neighborhoods and the community while increasing both the income and property tax bases.

The target communities' Comprehensive Plans call for improving connectivity among neighborhoods and expanding greenspace. The Port Authority and its partners are promoting greenspace and connectivity elements in the redevelopment projects, which are established grant goals.

**4.c.ii.** Currently, there is no EPA Environmental Workforce Development/Job Training program in the Lake County area. The Port Authority will promote local hiring of workers by posting positions in brownfield assessment, cleanup, and revitalization on the County website and through press releases to the local newspaper. The Port Authority will also partner with the administrators at the Lakeland Community College campus to link graduates to job opportunities in brownfield assessment, cleanup, and revitalization.

### **5.0 Programmatic Capability and Past Performance**

**5.a Programmatic Capability** Although the Port Authority's staff has not managed an EPA Assessment Grant, they have successfully managed numerous other Federal and State grant and loan programs. The staff has the technical, administrative, and accounting capabilities and management systems in place.

The Port Authority will retain highly competent environmental consultant(s) to conduct the environmental assessments and assist with project tracking. The environmental consultant(s) will be retained using a Qualifications-Based Selection Process that complies with federal procurement regulations (40 CFR §31.36). The selected consultant(s) will be experienced in all aspects of EPA Assessment Grant management and have extensive experience with, and understanding of, the Ohio VAP and BUSTR.

The Port Authority's staff members who will work on this grant project comprise a dedicated team that brings a variety of experience to the project. The experience and qualifications of key project team members are summarized below.

**Mr. Mark Rantala** will serve as Project Director. Mr. Rantala has been the Executive Director of the Port Authority since May 2013. Mr. Rantala is an Ashtabula native and a graduate of Ashtabula High School. He has been actively involved in distinguishing and re-branding Lake County. Mr. Rantala has a Bachelor's degree from Columbia University. He has over 23 years' experience in commercial real estate in northeast Ohio and 3 years' experience in economic development. Mr. Rantala has been Executive Director of the Port Authority since 2013 and prior to that, served as Executive Director of the Nederland, Texas Economic Development Corporation. He will be responsible for handling day-to-day activities associated with implementing the project Work Plan.

**Ms. Cathy Walsh** will help coordinate the grant. Ms. Walsh can immediately step in as project director, if needed. She has been with the Port Authority since its formation in 2007 and currently serves as the Chief Financial Officer, Small Business Development Center Director, as well as the Enterprise Zone Director. Ms. Walsh has over seven years' experience managing state and federal grants. She has a Bachelor's degree in Business Management from the University of Dayton. Ms. Walsh has over 15 years' experience working with Lake County as a small business development counselor, and a loan fund director.

Staff in the Port Authority's Finance Department and Small Business Development Center are also available to assist with grant management, if needed. In the unlikely event of staff turnover, the depth of the staff on the County's project team will allow for a seamless transition to other experienced members. Should Mr. Rantala become unable to serve as Project Director, Ms. Walsh can immediately step in as Project Director.

**5.b. Adverse Audits:** The Port Authority has had no adverse audit findings with management of any Federal, State, or local grants.

**5.c. Past Performance and Accomplishments:**

**5.c.ii.**

The Port Authority has not been the recipient of an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant. The Port Authority was awarded a \$1.2 million grant from the Ohio Department of Development (now ODSA) to assess, clean up, and redevelop the former Coe Manufacturing site in Painesville in 2012. The cleanup will be completed in mid-2015. Cleanup has been completed on approximately 80,000 square feet of the 250,000 square-foot facility. A new company has moved into the cleaned up portion, bringing 10 new jobs to the City of Painesville. The Port Authority administers the Economic Development Loan Fund for the County. The loan fund was created by the County using Community Development Block Grant funds. The Port Authority complied with the project work plans and all grant requirements; completed project reporting in a timely manner on these grants. The Port Authority worked with the City of Willoughby, the County, and the Federal Aviation Administration (FAA) to transfer ownership of the Lost Nation Airport from the City of Willoughby to the County and the Port Authority. The FAA approved the transfer in 2014 and awarded a \$600,000 grant to the Port Authority for airport improvements. The Port Authority complied with all FAA required work plans and requirements for the airport ownership transfer.

### Appendix 3 Assessment Other Factors Checklist

Name of Applicant: Lake County Ohio Port and Economic Development Authority

Please identify (with an *X*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
Community population is 10,000 or less.	
Federally recognized Indian tribe.	
United States territory.	
Applicant will assist a Tribe or territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Targeted brownfield sites are contaminated with controlled substances.	
Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
Project is primarily focusing on Phase II assessments.	7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	5
Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

# ATTACHMENT A

## Threshold Criteria

## **THRESHOLD CRITERIA FOR ASSESSMENT GRANTS**

### Applicant Eligibility

The Lake County Ohio Port and Economic Development Authority (Port Authority) is a government entity created by the Legislature of the State of Ohio (Ohio Revised Code for Port Authorities (Ch. 4582)) through the Board of Commissioners of Lake County and is therefore an eligible entity. A copy of the County Commissioners' resolution is attached. The Port Authority was not awarded an Assessment Grant from EPA in Fiscal Year 2014.

### Letter from State Environmental Authority

Letters from the Ohio Environmental Protection Agency (OEPA) and the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) are attached.

### Community Involvement

Lake County established a culture of community involvement during the implementation of other grants the County was awarded. Public meetings, focus groups, surveys, and interviews with residents were held to obtain community input on the grant implementation. Additionally, each targeted community has fostered a culture of community with the development of their Comprehensive Plans. In 2005, the Painesville convened a group of business and community leaders to spearhead a community-wide effort to create a targeted approach to smart growth and creation of a truly livable community. Public meetings, online and paper surveys, interviews with residents, and discussion forums were held; more than 500 residents contributed to shaping Painesville's vision for the future. Fairport Harbor, with assistance from the Ohio Department of Natural Resources (ODNR), the Lake County Planning Commission, and a citizen advisory group prepared the Village's Comprehensive Plan in 2002. The citizen advisory group was comprised of volunteer residents that responded to the Village's request for public input. In 2002, Willowick began the visioning process to prepare the City's Master Plan. Public notices were issued and a community design workshop was held to gather input from community members. In 2003, Willowick hosted three town hall meetings to gather extended community input on the designs from the workshop, revise the designs, and adopt the Master Plan. Between 250 and 400 community members attended the town hall meetings. Eastlake formed its Eastlake Economic and Community Development Council (ECDC) in 2005. The ECDC was comprised of members of the city council, the city administration, the business community, and residents. The ECDC served as the steering committee for the development of Eastlake's Comprehensive Plan and held monthly public meetings throughout the plan development process to solicit community members' input. The Port Authority will partner with Fairport Harbor, Painesville, Eastlake, and Willowick and use these successful strategies to involve the community throughout the Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, 2) "kick-off" meeting and initial outreach, 3) on-going education and communication. If the County learns of specific language or disability needs throughout any community involvement activities, it will provide the required support. Lake County's residents rely on newspapers, radio stations, and the municipalities' and County's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the County's local paper, *The News-Herald*. The Port Authority will also place advertisements on local radio stations (WQGR 93.7 FM and WINT 1330 AM) and the local public access television stations, to reach residents at every educational level and those without internet service.



- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organizations will publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and EPA Brownfield Program information on the Port Authority's website, LinkedIn, and Facebook page and on the County's website.

Secondly, the Port Authority will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. city/village hall, County administration building, or library) to acquaint the targeted communities, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. Because two of the targeted communities are located in the west portion of the County (Eastlake and Willowick) and two are located in the east portion of the County (Fairport Harbor and Painesville), the Port Authority anticipates that they will have kick-off meetings in both the east and west portions of the County. The Port Authority will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the Port Authority's website, LinkedIn, and Facebook page and the County's website.

Thirdly, the Port Authority will continue education and outreach activities, including:

- Developing and hosting a brownfield workshop within the first year of the grant program, in coordination with supporting County and City/Village Departments and community partners. The OEPA, BUSTR, and EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the County's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.
- Providing regular updates on program progress through the Port Authority's website, LinkedIn, and Facebook page and the County's website. Additionally, the Port Authority will continue to issue press releases about the grant project to local newspapers and community organizations.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the Port Authority as necessary, and/or County project team representatives will attend partner organization meetings. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented.

The Port Authority will post regular updates on program progress on their website, LinkedIn, and Facebook page and on the County's website. Additionally, the Port Authority will continue to issue press releases about the grant project to local newspapers and community organizations.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The Port Authority and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Lake County General Health District (LCGHD) will become a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the Port Authority will provide a final report to the community summarizing project outputs and outcomes.

Site Eligibility and Property Ownership Eligibility

The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.

## **ATTACHMENT B**

### **Letters from State Authority**



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

December 5, 2014

Joe Dufficy  
Community and Land Revitalization Branch  
US EPA Region 5  
77 W Jackson, M/C 7J  
Chicago, IL 60604

Subject: Letter of Support – Lake County's U.S. EPA Brownfield Assessment Grant Proposal

Dear Mr. Dufficy:

This letter acknowledges that Lake County notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of Lake County's grant request to U.S. EPA for up to \$400,000 to provide assessment for a community-wide brownfield assessment for petroleum waste. This grant will support the County's progress toward vibrant communities and a healthier natural environment.

This grant will support a redevelopment project in Lake County. Once an industrial community, the area is struggling with brownfields that are the results of closed manufacturing facilities. Over 500 gasoline stations, auto repair facilities, machine shops, manufacturing plants and underground storage tank sites were identified within the County and many of these facilities are no longer operating and need to be assessed before they can be redeveloped. Several of these facilities are in the cities of Painesville, Fairport harbor and Willowick, which the County has targeted for revitalization. The completion of the inventory, assessment, and subsequent environmental work will benefit the future citizens/workers by providing a healthier work environment. The County hopes to seek additional US EPA Funding through the Cleanup Grant or Revolving Loan application process to complete the process on key target properties.

I am pleased to offer BUSTR's support for Lake County Brownfield Assessment Grant proposal. We look forward to working with Lake County and the U.S.EPA on this project.

Sincerely,

Verne A. Ord  
Assistant Chief – BUSTR  
Division of State Fire Marshal  
Ohio Department of Commerce

cc: Site File  
Mark Rantala, Lake County Port and Economic Development Authority

Bureau of Underground Storage Tank Regulations  
8895 East Main Street  
Reynoldsburg, OH 43068 U.S.A.

614/752-1938  
Fax 614/752-1942  
TTY/TDD 800/750-0750  
www.odm.dhs.gov



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

December 12, 2014

U.S. Environmental Protection Agency, Region 5  
Brownfields/NPL Reuse Section  
ATTN: Brad Bradley and Romona Smith  
77 West Jackson Blvd., Mail Code SM-7J  
Chicago, IL 60604-3507

**RE: Lake County Community Wide Assessment Grant Proposal**

Dear Mr. Bradley and Ms. Smith:

I am pleased to offer Ohio EPA's support for the Lake County Community Wide Assessment Grant Proposal. We have worked with Lake County in the past and hope to be able to provide support to Lake County under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding that Lake County is requesting under their community wide assessment grant proposal would be used to help sustain, clean up, and restore neighborhoods and the ecological systems that support them. In the early and mid-1900s Lake County was a productive industrial community with over 500 gasoline stations, auto repair facilities, machine shops, manufacturing plants, and underground storage tanks. Many of these facilities are no longer operating, but they must be assessed before they can be redeveloped. Lake County is the smallest county in geographic size in Ohio, and cannot afford the wasted land area that these brownfields occupy. If awarded, this grant would provide an opportunity to revitalize these areas and create new business opportunities.

We look forward to working with Lake County and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager  
Ohio Environmental Protection Agency  
Site Assistance and Brownfield Revitalization

cc: Mark Rantala, Executive Director, Lake County Ohio Port and Economic Development Authority  
Ann M. Winegar, Project Geologist, Soil and Materials Engineers  
Rod Beals, Ohio EPA, DERR/NEDO  
Nancy Zikmanis, Ohio EPA, DERR/NEDO

## **ATTACHMENT C**

### **Documentation of Applicant Eligibility**



The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: Aufuldish, Sines and Troy

Commissioner Aufuldish presented the following resolution and moved its adoption.

**RESOLUTION CREATING THE LAKE COUNTY PORT AUTHORITY AND PROVIDING FOR THE ORGANIZATION THEREOF**

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code, and

WHEREAS, under authority of Sections 4582.21 through 4582.59 of the Ohio Revised Code (the "Act"), a county may, by resolution of the board of county commissioners, create a port authority which shall be a body corporate and politic, have the powers and jurisdiction enumerated in the Act and have territorial limits coterminous with the territorial limits of the county as the political subdivision creating such port authority, excluding the territory of any other port authority within the territorial limits of the County which is then in existence; and

WHEREAS, in order to assist Lake County in carrying out its purposes of promoting projects that will provide for the creation of jobs and employment opportunities and improve the economic welfare of the people residing in Lake County, as well as to encourage projects to enhance, foster, aid, provide or promote transportation, economic development, housing, recreation, education, governmental operations, culture or research within the territory served by the port authority; and

WHEREAS, this Board desires and determines it to be necessary to create a port authority to serve the entire area of the County, excluding the territory of each of the Eastlake Port Authority, the Fairport Harbor Port Authority, the Grand River Port Authority and the Greater Mentor Port Authority (such port authorities, collectively, the "Municipal Port Authorities") so long as that port authority is in existence;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Lake, State of Ohio, that:

Section 1. A port authority to be designated and known as the "Lake County Port Authority" (the "Port Authority") is hereby created under the authority of Section 4582.21 of the Act.

Section 2. The Port Authority shall have territorial limits coterminous with the boundaries of the County as they now or hereafter exist, but excluding the territory of each of the Municipal Port Authorities so long as that port authority is in existence. The Port Authority shall be a body corporate and politic and shall have all the powers and jurisdiction now or hereafter given to it by the Act, as the same may be expanded or limited by changes in the Act or by subsequent resolutions of this Board. The exercise of those powers and jurisdiction by the Port Authority are deemed to be essential governmental functions of the State of Ohio. The Port Authority shall comply with all provisions of law applicable to it including, but not limited to, Sections 121.22 and 149.43 of the Ohio Revised Code, in each case as modified by the Act.

Section 3. In accordance with Section 4582.22(B), this Board of County Commissioners determines that the Port Authority shall have all the powers currently granted by the Act, except it shall not participate in any undertaking which involves the relocation of a business within the boundaries of the Port Authority from one political subdivision to another political subdivision without the approval of the legislative authority of each such subdivision and except that it shall not exercise the authority granted to it by Section 4582.40 of the Ohio Revised Code without a prior resolution of this Board. In addition, the Port Authority shall file a report annually with the Clerk of this Board (not later than May 1 with respect to the immediately preceding calendaryear starting May 1, 2008) on matters pertaining to its development and redevelopment activities, projects and programs, including information with respect to completion of projects or phases of projects, completed economic development financing activities, and the economic impact of completed projects and development financing activities. Finally, the Port Authority shall maintain a system of accounting established and administered in accordance with Ohio law and with generally accepted accounting principles applicable to governmental entities and consistently applied.

Section 4. The Port Authority shall be governed by a seven member Board of Directors each of whom shall serve for a term of four years, provided that such Board initially shall be composed of members having terms of office commencing on the date of the adoption of this resolution and expiring as follows: one member shall have a term of office expiring December 31, 2007, two members shall have a term of office expiring December 31, 2008, two members shall have a term of office expiring December 31, 2009, and

two members shall have a term of office expiring December 31, 2010. The initial appointments to the Board of Directors of the Port Authority shall be as set forth in a subsequent Resolution of this Board. All of the members of the Board of Directors shall be appointed by the Board of County Commissioners and shall have the qualifications provided by Section 4582.27 of the Act and by this Resolution. Upon the resignation or removal of a member of the Board of Directors or the expiration of a member's term of office, a new member of the Board of Directors shall be appointed by the Board of County Commissioners in the manner provided herein. Any person appointed to fill a vacancy shall be appointed to fill only the unexpired term, and any director shall be eligible for reappointment.

Section 5. The members of the Board of Directors shall serve without compensation but may receive reimbursement for reasonable expenses incurred in the performance of their duties. No member appointed to the Board of Directors shall hold any elected or other public office except that of notary public, member of the State militia or member of a reserve component of the United States Armed Forces; provided that employment in a public school system or other educational system shall not be a violation of this section. No member of the Board of Directors shall be interested in the profits or emoluments of any contract, job, work or service of the Port Authority, other than as permitted by Ohio law. Any member of the Board of Directors may be removed by the Board of County Commissioners of the County for misfeasance, nonfeasance, or malfeasance in office.

Section 6. A majority of the members of the Board of Directors shall have been qualified electors of, or shall have their businesses or places of employment in, one or more political subdivisions within the area of jurisdiction of the Port Authority, for a period of at least three years next preceding their appointment.

Section 7. After the initial appointments to the Board of Directors, the Clerk of this Board, after consultation with this Board, shall give written notice of the time and place of the organizational meeting of the Board of Directors to the initial members of the Board of Directors at least five days prior to the meeting. The Clerk shall also give public notice of the time, place and purpose of the organizational meeting of the Board of Directors to news media to which notice of special meetings of this Board is required to be given, at least twenty-four hours prior to the meeting. The Board of Directors at such meeting shall, pursuant to Section 4582.27 of the Ohio Revised Code, elect one of its members as chairperson and another as vice-chairperson and shall designate their terms of office, and shall appoint a secretary-treasurer, who need not be a member of the Board of Directors. A majority of the Board of Directors shall constitute a quorum for purpose of holding a meeting of the Board. The affirmative vote of a majority of the members present and voting (which must be at least a majority of the quorum) shall be necessary for any action taken by the Port Authority unless the Board of Directors determines by rule to require a greater number of affirmative votes for particular actions to be taken by the Port Authority. No vacancy in the membership of the Board of Directors shall impair the rights of a quorum to exercise all the rights and perform all the duties of the Port Authority.

Section 8. Subject to compliance with or assumption or satisfaction of the applicable requirements (if any) of any outstanding notes, bonds, contracts or other obligations of the Port Authority, the Port Authority may be dissolved at any time upon adoption of a resolution by the Board of County Commissioners of the County; provided that upon dissolution, any real or personal property or combination thereof which has been received from or made available by the County shall be returned to the County. In the event of a dissolution, and after paying all expenses, debts and costs of the Port Authority, any balance remaining in the Port Authority's funds and any remaining real or personal property belonging to the Port Authority shall be distributed to the County.

Section 9. This Board hereby appropriates \$5000.00 from the un-appropriated portion of the General Fund of this County to be transferred to the Port Authority, upon its creation, for deposit in such account or accounts as are directed by the Board of Directors of the Port Authority to be used as provided for in this Resolution and the Act. This Board also authorizes the Port Authority to accept and/or receive any assets and/or funds transferred to the Port Authority from any source, to be used by the Port Authority for its statutorily authorized purposes, provided that such transfer and receipt are permitted by Ohio law.

Section 10. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law

Section 11. This Resolution shall be in full force and effect immediately upon its adoption.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Budget Director; County Prosecuting Attorney; Catherine Haworth, Lake County Economic Development Center, 391 W. Washington Street, Painesville, OH 44077.

Commissioner Troy seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: Aufuldish, Sines and Troy

"NAYS": None


**RESOLUTION CREATING THE LAKE COUNTY PORT AUTHORITY AND PROVIDING FOR THE ORGANIZATION THEREOF**

Resolution adopted,  
Amy Elaszasz, Clerk

**CLERK'S CERTIFICATION**

I, Amy Elaszasz, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on February 22, 2007, and recorded in the Commissioners' Journal, Volume 2007.

WITNESS my hand this twenty-second day of February, 2007, in Painesville, Ohio.

  
\_\_\_\_\_  
Amy Elaszasz, Clerk  
Board of Commissioners, in and  
for Lake County, Ohio

S:\LCC\CLK\RESOLUTIONS\20070222\C02.wpd  
(C-192a)

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: Aufuldish, Moran and Troy

\*presented the following resolution and moved its adoption.

**RESOLUTION TO RENAME THE LAKE COUNTY PORT AUTHORITY THE LAKE COUNTY OHIO PORT AND ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code, and

WHEREAS, On February 22, 2007, under authority of Sections 4582.21 through 4582.59 of the Ohio Revised Code (the "Act") the County Commissioners created the Lake County Port Authority which shall be a body corporate and politic, have the powers and jurisdiction enumerated in the Act and have territorial limits coterminous with the territorial limits of the county as the political subdivision creating such port authority, excluding the territory of any other port authority within the territorial limits of the County which is then in existence; and

WHEREAS, the Board of Lake County Commissioners did appoint said board and named it the Lake County Port Authority, and

WHEREAS, the Port Authority has recommended to the Board of Commissioners that, in order to better reflect its mission and provide a distinctive geographical identity, the Lake County Port Authority be renamed the Lake County Ohio Port and Economic Development Authority; and

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes that:

Section 1. The Lake County Port Authority shall henceforth be known as the Lake County Ohio Port and Economic Development Authority.

Section 2. The Lake County Board of Commissioners reaffirms its support of the Lake County Ohio Port and Economic Development Authority (formerly Lake County Port Authority) and its mission to assist Lake County in carrying out its purposes of promoting projects that will provide for the creation of jobs and employment opportunities and improve the economic welfare of the people residing in Lake County, as well as to encourage projects to enhance, foster, aid, provide or promote transportation, economic development, housing, recreation, education, governmental operations, culture or research within the territory served by the port authority.

Section 3. The Lake County Board of Commissioners designates the Lake County Ohio Port and Economic Development Authority to be the local public private partnership board to act as their partner in overseeing and promoting policies under current and future legislative changes.

Section 4. That this resolution shall be in full force and effect immediately upon its passage and adoption.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Budget Director and Executive Director of the Lake County Ohio Port and Economic Development Authority Mark Rantala, One Victoria Place, Suite 265 A, Painesville, Ohio 44077.

Commissioner Troy seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: Aufuldish, Moran and Troy

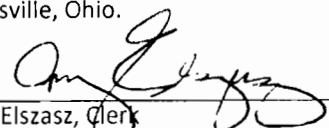
"NAYS": None

Resolution adopted,  
Amy Elszasz, Clerk

CLERK'S CERTIFICATION

I, Amy Elszasz, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 11, 2013, and recorded in the Commissioners' Journal, Volume 2013.

WITNESS my hand this eleventh day of July, 2013, in Painesville, Ohio.

  
Amy Elszasz, Clerk  
Board of Commissioners, in and  
for Lake County, Ohio

## **ATTACHMENT D**

### **Community Support Letters**



*Serving the Communities of*  
Painesville Twp  
Fairport Harbo  
Concord Twp  
Grand Rive  
Leroy Twp  
Painesville

December 10, 2014

Mr. Mark Rantala  
Executive Director  
Lake County Ohio Port and Economic Development Authority  
One Victoria Place, Suite 265A  
Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

The Painesville Area Chamber of Commerce is pleased to support Lake County's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the County in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Painesville Area Chamber of Commerce is a partnership of over 420 businesses and professional people. Our mission is to support local businesses to build a healthy community and improve the quality of life in the Painesville Area. Our members, Board of Directors, and strong relationships with our local, State, and Federal leadership provide our team the power and credibility to make calls and connect people. We work hard to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist Lake County with the Assessment Grant project by using our newsletter and meetings to informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the County's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

Linda E. Reed  
Executive Director





# **Willoughby Western Lake County**

CHAMBER *of* COMMERCE

Mr. Mark Rantala  
Executive Director  
Lake County Ohio Port and Economic Development Authority  
One Victoria Place, Suite 265A  
Painesville, Ohio 44077

December 15, 2014

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

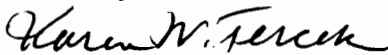
Dear Mark:

The Willoughby Western Lake County Chamber of Commerce is pleased to support Lake County's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the County in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Willoughby Western Lake County Chamber of Commerce is a partnership of over 500 businesses and professional people. Our mission is to promote and support businesses while enhancing responsible economic vitality within western Lake County. Our members, Board of Directors, and strong relationships with our local, State, and Federal leadership provide our team the power and credibility to make calls and connect people. We work hard to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist Lake County with the Assessment Grant project by using our newsletter and luncheons to inform businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the County's efforts and look forward to our continued support to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

  
Karen W. Tercek, President/CEO

Willoughby Western Lake County Chamber of Commerce  
28 Public Square • Willoughby, OH 44094  
Phone: (440)942-1632 • Fax: (440)942-0586  
Email: [info@wwlcchamber.com](mailto:info@wwlcchamber.com) Website: [www.wwlcchamber.com](http://www.wwlcchamber.com)



**Ohio State University Extension**

Lake County  
99 East Erie Street  
Painesville, OH 44077-3907

Phone (440) 350-2582  
Phone (440) 918-2582  
Phone (440) 298-3334 ext. 2582  
<http://www.lake.osu.edu>  
Fax (440) 350-5928

To: Mark Rantala

Executive Director

Lake County Ohio Port and Economic Development Authority

One Victoria Place

Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Mark,

As Director of the Ohio State University Extension- Lake County, will be willing to support the USEPA Brownfield Assessment Grant application for Lake County. We believe that these projects are an important issue for the future growth and development of our county.

We will be glad to assist this program in helping in providing advice, education and research support as needed. OSU has a unique position in providing support from the state and local community. We continue to work in collaboration with countless organizations and individuals for the betterment of the community.

We will assist Lake County with the Assessment Grant project by offering our expertise on the appropriate re-use of site materials and landscaping to retain the natural habitat of the region and enhance sustainability. We support the County's efforts and look forward to our continued partnership to redevelop brownfields and revitalize Lake County into a sustainable community of the future.

Sincerely,

Randall H. Zondag,  
Commercial Horticulturist and Director  
Ohio State University Extension - Lake County



December 18, 2014

Mr. Mark Rantala  
Executive Director  
Lake County Ohio Port and Economic Development Authority  
One Victoria Place, Suite 265A  
Painesville, Ohio 44077

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

The Lake & Geauga Area Association of Realtors, Inc. is pleased to support Lake County's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the County in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Lake & Geauga Area Association of Realtors, (LGAAR) is a non-profit trade organization originally chartered in 1929. LGAAR is the seventh largest local Realtor association in the State of Ohio and represents more than 900 Realtor and Affiliate members in the real estate profession. Our mission is to strengthen and enhance the members' freedom and ability to conduct their individual businesses successfully with integrity and competency; and through collective action to promote the extension and preservation of the right to own, transfer, and use real property.

We will assist Lake County with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

Victoria Pate, CEO